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CITY CLERK

2021 SEP 23 A 11:43  
Z-2837

CINDY MURRAY

ORDINANCE NO. 2021-56

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY,  
INDIANA, TO REZONE CERTAIN REAL ESTATE FROM I<sup>3</sup> + NB to PDRS

**BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE, INDIANA:**

Section I: The Unified Zoning Ordinance of Tippecanoe County, Indiana being a separate ordinance and part of the Municipal Code of Lafayette, Indiana is hereby amended to rezone the following described real estate situated in Fairfield Township, Tippecanoe County, Indiana, to-wit:

See Attachment Exhibit A

Section II: The above described real estate should be and the same is hereby rezoned  
from I<sup>3</sup> + NB to PDRS.

Section III: This Ordinance shall be in full force and effect from and after its adoption.

**PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF LAFAYETTE,  
INDIANA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.**

\_\_\_\_\_  
Nancy Nargi, Presiding Officer

ATTEST:

\_\_\_\_\_  
Cindy Murray, City Clerk

Presented by me to the Mayor of the City of Lafayette, Indiana, on the \_\_\_\_\_ day  
of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Cindy Murray, City Clerk

This Ordinance approved and signed by me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Tony Roswarski, Mayor

Attest:

\_\_\_\_\_  
Cindy Murray, City Clerk

## **EXHIBIT A**

A part of the West Half of the East Half of the Southwest Quarter of Section 22 in Township 23 North, Range 4 West, located in the City of Lafayette, Fairfield Township, Tippecanoe County, Indiana, more particularly described as follows:

Beginning on the east line of North 30th Street where it intersects with the north line of a 12-foot wide alley as platted in Clegg's Parkway Addition to the City of Lafayette, Indiana, as per the Plat thereof recorded in Plat Book 5, Page 8, in the Office of the Recorder of said County; thence North  $00^{\circ}56'30''$  West along said east line 181.50 feet to the southerly line of Cason Street (formerly known as Rossville Road); thence North  $78^{\circ}10'44''$  East along said southerly line 420.95 feet; thence South  $11^{\circ}49'16''$  East 31.49 feet; thence South  $00^{\circ}02'55''$  West 232.96 feet; thence South  $89^{\circ}27'36''$  West along the north line and continuation thereof the aforesaid 12-foot wide alley 415.31 feet to the point of beginning, containing 2.136 acres.



## Area Plan Commission of Tippecanoe County, Indiana

September 16, 2021  
Ref. No.: 2021-205

Lafayette City Council  
20 North Sixth Street  
Lafayette, Indiana 47901

### CERTIFICATION

**RE: Z-2837 CASON & EARL, LLC (MURDOCK GARDENS PHASE 2 PD) (I3 & NB to PDRS):**

Petitioner is requesting rezoning on approximately 2.14 acres for a single-lot, multi-family apartment complex containing a maximum of 50 residential units. The property is located at the southeast corner of the intersection of 30th Street and Cason Street, in Lafayette, Fairfield 22 (SW) 23-4.

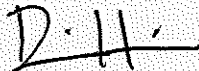
Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on September 15, 2021 the Area Plan Commission of Tippecanoe County voted 17 yes - 0 no on the motion to rezone the subject real estate from I3 & NB to PDRS. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Lafayette City Council that the proposed rezoning ordinance be **APPROVED** for the property described in the attachment, contingent on meeting all requirements of UZO 2-28-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. Planned Development construction plans per UZO Appendix B-2;
3. A final plat per UZO Appendix B-3 as applicable;
4. Appropriate surety submitted with Final Detailed Plans;
5. Final landscape plan and plant schedule, in general conformity with the approved Preliminary Plans, shall be approved by the city's urban forester with the submission of the Final Detailed Plans;
6. Street addressing and private street name applications shall be made with APC prior to the submission of the Final Detailed Plans.

Public Notice has been given that this petition will be heard before the Lafayette City Council at its October 4, 2021 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Hittle', with a horizontal line extending from the end of the signature.

David Hittle  
Executive Director

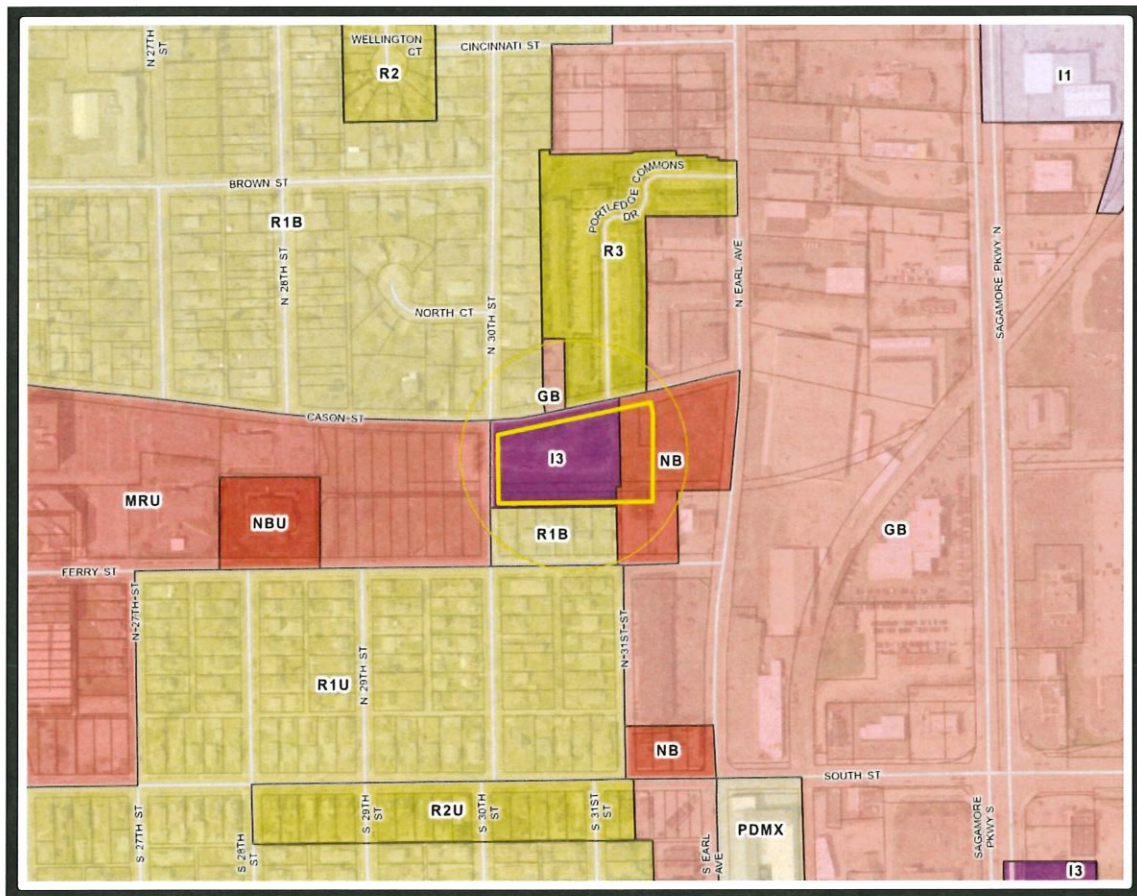
DH/ksl

Enclosures: Planned Development drawings & Ordinances

cc: Brian Ade, Cason & Earl, LLC  
Daniel Teder, Reiling, Teder & Schrier  
Kyle Betz, Fisher Engineering  
Dave Griffie, City Engineer's Office



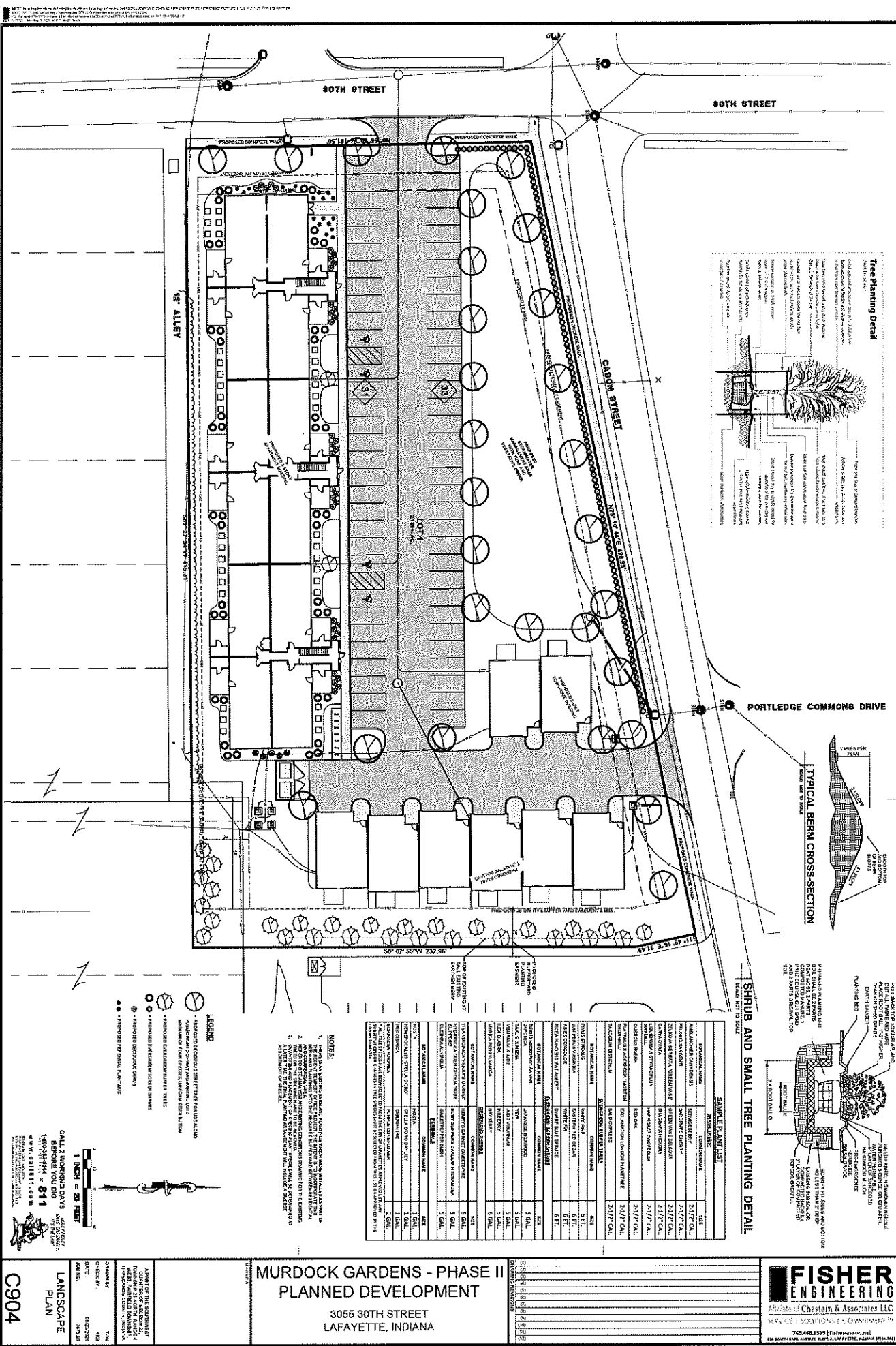
**STAFF REPORT**  
**September 9, 2021**



# MURDOCK GARDENS - PHASE II PLANNED DEVELOPMENT 3055 30TH STREET LAFAYETTE, INDIANA



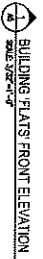
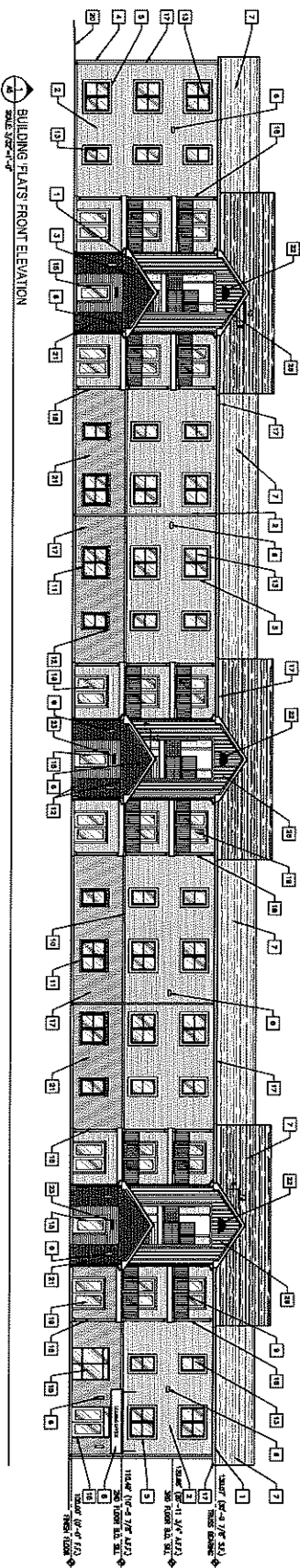
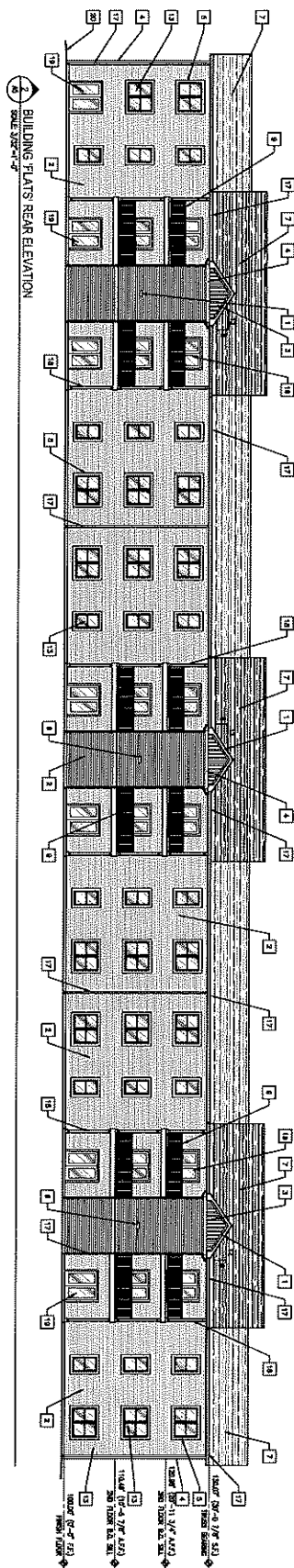
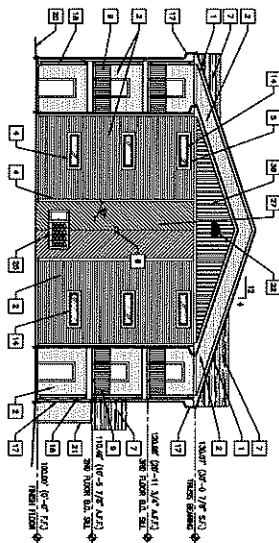
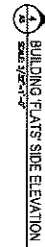
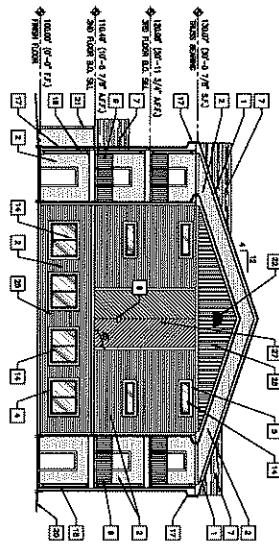
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- [illegible]

**MURDOCK GARDENS PHASE 2  
PRELIMINARY PLAN**

CASON STREET  
LAFAYETTE, INDIANA 47904  
TIPPECANOE COUNTY

**KIG Architecture, Inc.**  
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Chicago, IL 60605 | 773.664.4747  
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www.kigarch.com | 1-800-451-5433

PHILIPPSBORO, N.J. 08005

DRAWING TITLE  
FLATS EXTERIOR  
ELEVATIONS

A5

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**Z-2837**  
**CASON & EARL, LLC**  
**MURDOCK GARDENS PHASE 2 PLANNED DEVELOPMENT**  
**I3 & NB to PDRS**

**Staff Report**  
**September 9, 2021**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, represented by attorney Dan Teder, is requesting rezoning on approximately 2.14 acres for a single-lot, multi-family apartment complex containing a maximum of 50 residential units. The property is located at the southeast corner of the intersection of 30<sup>th</sup> Street and Cason Street, in Lafayette, Fairfield 22 (SW) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The subject property is currently zoned I3 and NB. Adjacent property is a scattering of residential and non-residential zones, including MRU, R1B, R3, GB, and R1U. There have been no recent rezone or ABZA activity in the immediate vicinity for some time.

**AREA LAND USE PATTERNS:**

The subject property is currently cleared and undeveloped; It's previous uses removed. Single family residential is found to the northwest and south. Multi-family residential is found north of the subject property. Office and other commercial uses are found to the east and west of the site.

**TRAFFIC AND TRANSPORTATION:**

Cason and 30<sup>th</sup> Streets are classified as urban local roads according to the adopted *Thoroughfare Plan*. No additional right-of-way is needed for the roads. Access to the proposed project's parking areas will be off two new driveways into the site, one from each street.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Public utilities are available to serve the site. Drainage for the site will be from a new detention facility in the northwest corner of the site.

**STAFF COMMENTS:**

This proposed low-density apartment project will serve this neighborhood well as this particular block transitions from non-residential to a more residential environment. The townhouse style units that form part of this project provide an appropriate transition to the single-family detached environment that partially surrounds the subject property. Providing a variety of housing options is important to Lafayette's continued growth. This second phase of the Murdock Gardens apartments will be an important addition to that diverse housing stock.

**STAFF RECOMMENDATION:**

Approval, contingent on meeting all requirements of UZO 2-28-10 and the following for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. Planned Development construction plans per UZO Appendix B-2;
3. A final plat per UZO Appendix B-3 as applicable;
4. Appropriate surety submitted with Final Detailed Plans;
5. Final landscape plan and plant schedule, in general conformity with the approved Preliminary Plans, shall be approved by the city's urban forester with the submission of the Final Detailed Plans;
6. Street addressing and private street name applications shall be made with APC prior to the submission of the Final Detailed Plans.